

Local Market Update – April 2021

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Folly Beach

Area 22

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	39	44	+ 12.8%
Closed Sales	6	7	+ 16.7%	33	36	+ 9.1%
Median Sales Price*	\$782,500	\$1,182,000	+ 51.1%	\$700,000	\$1,045,000	+ 49.3%
Average Sales Price*	\$768,233	\$1,384,571	+ 80.2%	\$759,939	\$1,142,403	+ 50.3%
Percent of Original List Price Received*	92.7%	99.6%	+ 7.4%	89.9%	98.5%	+ 9.6%
Days on Market Until Sale	129	15	- 88.4%	115	19	- 83.5%
Inventory of Homes for Sale	45	11	- 75.6%	--	--	--

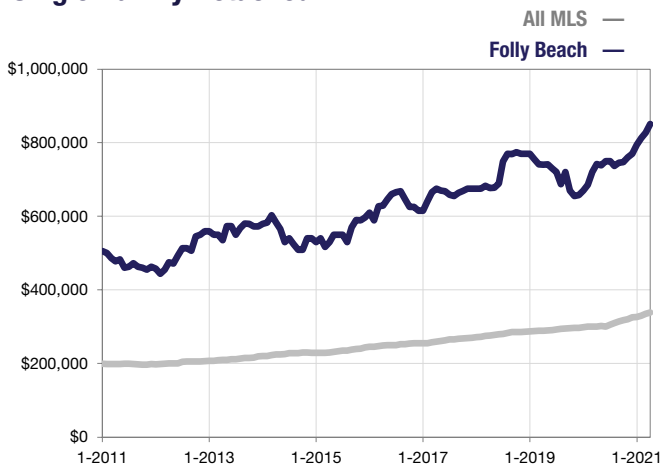
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	6	6	0.0%	40	27	- 32.5%
Closed Sales	6	6	0.0%	23	31	+ 34.8%
Median Sales Price*	\$450,000	\$534,500	+ 18.8%	\$430,000	\$565,000	+ 31.4%
Average Sales Price*	\$437,650	\$550,833	+ 25.9%	\$455,220	\$589,268	+ 29.4%
Percent of Original List Price Received*	96.1%	92.8%	- 3.4%	94.2%	96.1%	+ 2.0%
Days on Market Until Sale	122	118	- 3.3%	134	53	- 60.4%
Inventory of Homes for Sale	37	6	- 83.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

